

Cabinet Agenda

Date: Tuesday 6th August 2019
Time: 2.00 pm
Venue: Committee Suite 1,2 & 3, Westfields, Middlewich Road,
Sandbach CW11 1HZ

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and in the report.

It should be noted that Part 1 items of Cheshire East Council decision-making meetings are audio recorded and the recordings are uploaded to the Council's website.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. **Apologies for Absence**
2. **Declarations of Interest**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

3. **Public Speaking Time/Open Session**

In accordance with paragraph 3.33 of the Cabinet Procedure Rules, a period of 10 minutes is allocated for members of the public to address the meeting on any matter relevant to the work of the Cabinet. Individual members of the public may speak for up to 5 minutes but the Chairman or person presiding will decide how the period of time allocated for public speaking will be apportioned where there are a number of speakers. Members of the public are not required to give notice to use this facility. However, as a matter of courtesy, a period of 24 hours' notice is encouraged.

Members of the public wishing to ask a question at the meeting should provide at least three clear working days' notice in writing and should include the question with that notice. This will enable an informed answer to be given.

Please contact Paul Mountford, Executive Democratic Services Officer
Tel: 01270 686472
E-Mail: paul.mountford@cheshireeast.gov.uk

4. Questions to Cabinet Members

A period of 20 minutes is allocated for questions to be put to Cabinet Members by members of the Council. Notice of questions need not be given in advance of the meeting. Questions must relate to the powers, duties or responsibilities of the Cabinet. Questions put to Cabinet Members must relate to their portfolio responsibilities.

The Leader will determine how Cabinet question time should be allocated where there are a number of Members wishing to ask questions. Where a question relates to a matter which appears on the agenda, the Leader may allow the question to be asked at the beginning of consideration of that item.

5. Minutes of Previous Meeting (Pages 3 - 14)

To approve the minutes of the meeting held on 9 July 2019.

6. Site Allocations and Development Policies Document - Public Consultation (Pages 15 - 42)

To consider a report seeking approval of the draft version of the Site Allocations and Development Policies Document and to publish it for consultation.

7. Exclusion of the Press and Public

The report or a part thereof relating to the remaining item on the agenda has been withheld from public circulation and deposit pursuant to Section 100(B)(2) of the Local Government Act 1972 on the grounds that the matter may be determined with the press and public excluded.

The Cabinet may decide that the press and public be excluded from the meeting during consideration of the item pursuant to Section 100(A)4 of the Local Government Act 1972 on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 and the public interest would not be served in publishing the information.

PART 2 - MATTERS TO BE CONSIDERED WITHOUT THE PUBLIC AND PRESS PRESENT

8. Best for Business - Financial Approvals (Pages 43 - 52)

To consider the report.

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Cabinet**
held on Tuesday, 9th July, 2019 at Committee Suite 1,2 & 3, Westfields,
Middlewich Road, Sandbach CW11 1HZ

PRESENT

Councillor S Corcoran (Chairman)
Councillor C Browne (Vice-Chairman)

Councillors D Flude, T Fox, L Jeuda, N Mannion, J Rhodes and B Roberts

Councillor in Attendance

Councillors J Barber, J Buckley, J Clowes, L Crane, A Critchley, T Dean, B Evans, H Faddes, JP Findlow, C Leach, B Puddicombe, J Saunders, D Stockton, R Vernon, L Wardlaw and P Williams

Officers in Attendance

Kath O'Dwyer, Acting Chief Executive
Frank Jordan, Executive Director Place/Acting Deputy Chief Executive
Mark Palethorpe, Interim Executive Director People
Paul Goodwin, Deputy S151
Daniel Dickinson, Deputy Monitoring Officer
Rachel Graves, Democratic Services Officer

15 APOLOGIES FOR ABSENCE

Apologies were received from Councillors A Stott and M Warren.

16 DECLARATIONS OF INTEREST

In the interests of openness, Councillor B Puddicombe, in relation to Item 13 – Outside Organisation Appointments 2019-23, declared that he was the nomination for appointment to the Peaks and Plains Housing Trust, a position which he understood received remuneration.

17 PUBLIC SPEAKING TIME/OPEN SESSION

Sue Helliwell asked if the Council would provide permanent dog poo bag dispensers at Milton Park and Talke Road allotments in Alsager. The Portfolio Holder for Environment and Waste replied that the Council had previously provided dispensers and bags in some parks but this had not been very successful. The cost was about £80 per bag dispenser. It was noted that it is the owner's responsibility to clear up after their dogs.

Rachel Cole, on behalf of the Friends of the Barony Park, stated that she had sent in a number of questions but would like to ask about the timeline for an injunction and for the establishment of a transit site. The Leader of the Council responded that a written response would be provided to her

questions but outlined a number of issues/options being considered by the Council. It was not possible to provide a timetable or set date for when a transit site would be available. The Council was working on the Sites Allocation Development Plan Document which would identify include a proposed transit site location. This was expected to be published later in July.

Carol Jones spoke in relation to mental health and said that there was a need for more substantial positivity and action to help and understand the problems faced by people with mental health issues.

18 QUESTIONS TO CABINET MEMBERS

Cllr Rob Vernon asked that the traveller transit site in the Borough be provided as soon as possible to help alleviate the inconvenience caused to residents with unauthorised encampments. The Portfolio Holder for Environment and Regeneration responded that the Council was working on identifying potential sites and undertaking feasibility assessments.

Cllr James Barber asked about how the education impacts of approved developments in his ward could be mitigated. The Portfolio Holder for Planning responded that mitigation is considered in plans to ensure that they were in place to support growth. The Portfolio Holder for Children and Families undertook to provide a written response specifically in connection with school place planning.

Cllr Laura Crane spoke on air quality around schools and referred to Cheshire West and Chester Council's policy to start fining motorists who did not switch off their engines when asked to do so and asked if the Council could introduce a similar policy. The Leader undertook to provide a written answer on the technical details of introducing such a scheme.

Cllr Tony Dean referred to Agenda Items 8 and 9 and asked about the Council's aim of carbon reduction and impact of climate change on these schemes. In response the Deputy Leader stated that Environmental Impact Assessments had been carried out for these schemes. The two schemes would help improve air quality by reducing traffic congestion, included cycling provision and mitigation measure for biodiversity. It was agreed that the Environmental Impact Assessments would be forwarded to Cllr Dean.

Cllr Tony Dean referred to item 10 and asked if the draft Economic Strategy would be reviewed in light of the Council's new environmental aims. The Portfolio Holder for Environment and Regeneration responded that the Strategy was a draft, was subject to a period of consultation and that feedback and good practice would be incorporated.

Cllr June Buckley asked if areas of grass could left to grow long in the summer months and then mowed and collected up at the end of the season to help wildflowers to grow and spread in some areas in Alsager.

The Portfolio Holder for Highways and Waste responded that there was no set policy and that he would look into this matter.

Cllr Phil Williams referred to a response given to a question asked at the last Cabinet meeting on badger vaccination programme and asked about badgers culling on tenanted farm land. The Leader replied that he had previously asked a similar question and the answer he was given then was the Council could not in many cases dictate to tenant farmers what they allowed to happen on their land. However as tenancy agreement were renewed or changed the terms could be amended, where possible, to include that badger culling would not be allowed on the land.

Cllr Hazel Faddes spoke about the 2017 Bus Review and the Little Bus service and asked if the questions used were biased towards the proposed new times for the service - 9.30 am to 2.30 pm. The Deputy Leader responded that he could comment on the consultation and recognised that the scheme was a life line for some users and the intention had been to improve the service. He stated that on Monday 15 July the Environment and Regeneration Overview and Scrutiny Committee would be considering the proposals for the Little Bus Scheme and would that a written response would be provided following this meeting.

19 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 11 June 2019 be approved as a correct record.

20 NOTICE OF MOTION - ONLINE BETTING ADVERTISEMENTS

Cabinet considered the following Notice of Motion, which had been moved by Cllr A Arnold and seconded by Cllr L Wardlaw at the Council meeting on 21 February 2019 and referred to Cabinet for consideration:

"The gambling industry has confirmed plans to press ahead with a voluntary ban on betting adverts during sport programmes from next summer, amid mounting pressure to protect children from excessive exposure to gambling. Sport programs only does not go far enough. We would like to see a total ban on all online gambling pre watershed and the notice of motion is to lobby the government to adopt this as a policy. As it is now possible through phones, tablets and PC s to place bets."

It was proposed that Motion be amended to add *"That the Council writes to the Secretary of State to express our views."*

Since the Notice of Motion new Advertising Standards Agency guidance on protecting children and young people from gambling advertising online had come into effect from 1 April 2019.

Councillor L Wardlaw attended the meeting and spoke in support of the Motion

RESOLVED:

That Cabinet support the amended Notice of Motion and notes that the new guidance from the Advertising Standards Agency came into effect on 1 April 2019 which restricts the placement and style of online gambling advertising to provide greater protection for children and young peoples.

21 NOTICE OF MOTION - CHILDREN WITH SPECIAL EDUCATIONAL NEEDS

Cabinet considered the following Notice of Motion, which had been moved by Cllr L Jeuda and seconded by Cllr D Flude at the Council meeting on 21 February 2019 and referred to Cabinet for consideration:

“Article 7 and 24 of the UN Convention on the Rights of Persons with Disabilities places an obligation on Government and Local Authorities to promote, fund and develop capacity in mainstream schools to cater for the needs of disabled pupils.

At the heart of the 2014 Children and Families Act there is the ‘presumption of mainstream education’ for all our children, it places a duty on local authorities to support the provision of placements for all disabled children living in their catchment area.

The progress made towards inclusive education has stalled and increasingly disabled children are segregated in special schools. Ofsted’s Annual Report 2017/18 highlighted concerns about the poor quality of Special Educational Need provision for Disabled pupils in mainstream education.

The Department of Education introduced this policy in 2013 which placed the responsibility on mainstream schools to fund the first £6000 for every pupil with special educational needs out of their own budget, this has done nothing to incentivise schools to accept these pupils.

This Council resolves to adopt a policy with a general presumption that children with Special Educational Needs will be integrated into mainstream schools, with adequate resources to support the teaching staff and put an end to segregation.”

The report set out the current arrangements for special education needs, which encouraged mainstream education where it was appropriate.

RESOLVED: That Cabinet

1 accepts the notice of motion and notes that:

- i. education, health and care plans name the school best placed to meet the needs of the young person following consultation with appropriate settings, which must include the parents preferred setting.
- ii. specialist provision is only considered when a mainstream setting is not appropriate to meet the needs of a child or to meet parental request.
- iii. appropriate provision to meet the assessed needs of children and young people is agreed in the education, health and care plan and funding is allocated accordingly.
- iv. the Cabinet Member for Children and Families will review the current policies for Children with Special Educational Needs and Disability (SEND) to ensure they are contemporary with all relevant legislation and reflect the needs of the children and young people of Cheshire East.

22 MIDDLEWICH EASTERN BYPASS - APPROVAL TO PROCEED WITH THE ACQUISITION OF LAND REQUIRED TO DELIVER THE SCHEME

Cabinet considered a report which sought approval for the use of powers of compulsory purchase to undertake the acquisition of land and new rights required for the construction of the Middlewich Eastern Bypass.

RESOLVED: That Cabinet

- 1 authorise the making of an Order (or Orders) under Sections 239, 240, 246, 250 and 260 of the Highways Act 1980 and all other powers as appropriate for the compulsory purchase of land and rights required for the construction of the Scheme as shown on the CPO Plan (Appendix A to the Report).
- 2 authorise the making of a Side Roads Order (or Orders) under Sections 8, 14 and 125 of the Highways Act 1980 and all other necessary powers to improve, stop up existing highways, construct lengths of new highway and stop up and provide replacement private means of access as required to deliver the Scheme;
- 3 authorise the Executive Director Place, in consultation with the Director of Governance and Compliance Services, to make any amendments necessary to the contemplated Orders arising as a result of further design work or negotiations with landowners or affected parties or for any connected reasons in order to enable delivery of the Scheme;
- 4 authorise the Executive Director Place, in consultation with the Director of Governance and Compliance Services, to take all

appropriate actions to secure the confirmation of the contemplated orders including:

- i. authority to take all necessary action to secure the making, submission to the Secretary of State for confirmation and (if confirmed) implementation, of the SRO and the CPO including the publication and service of all relevant notices and for the Director of Governance and Compliance to secure the presentation of the Council's case at any public inquiry and the subsequent service of Notices to Treat and Notices of Entry or, as the case may be the execution of General Vesting Declarations;
 - ii. authority to negotiate and enter into agreements and undertakings with the owners of any interest in the required land under the CPO and/or the SRO ("the Orders") and any objectors to the confirmation of the Orders setting out the terms for the withdrawal of objections to the Orders including where appropriate, the inclusion in and/or exclusion from the CPO of land or new rights or the amendments of the Side Roads Order and to authorise the Director of Governance and Compliance to agree, draw up, and to sign all necessary legal documents to record such agreements and undertakings;
 - iii. authorise in the event that any question of compensation is referred to the Upper Tribunal (Lands Chamber) the Director of Governance and Compliance Services to take all necessary steps in connection with the conduct and, if appropriate, settlement of such proceedings;
 - iv. authorise the Director of Governance and Compliance Services to appoint suitable counsel to advise and represent the Council at any Public Inquiry held in respect of the Orders and to provide legal support to the team through the process;
5. authorise the Head of Estates to seek to acquire the land and rights (or extinguish the same) required for the Scheme by agreement and to instruct the Director of Governance and Compliance Services to negotiate and enter into the agreements necessary to complete such acquisitions.
6. authorise the Head of Estates to negotiate and approve the payment of relevant and reasonable professional fees incurred by landowners and others with compensatable interests in taking professional advice in connection with the acquisition of their interests required for the scheme and related compensation claims and also in advancing the development or implementation of the Scheme.

23 A500 DUALLING - APPROVAL TO ACQUIRE LAND REQUIRED TO DELIVER THE SCHEME

Cabinet considered a report which sought approval for the use of powers of Compulsory Purchase to undertake the acquisition of land and new rights required for the construction of the A500 Dualling Scheme.

RESOLVED: That Cabinet

1. authorise the making of an Order (or Orders) under Sections 239, 240, 246, 250 and 260 of the Highways Act 1980 and all other powers as appropriate for the compulsory purchase of land and rights required for the construction of the Scheme as shown on the CPO Plan (Appendix A).
2. authorise the making of a Side Roads Order (or Orders) under Sections 8, 14 and 125 of the Highways Act 1980 and all other necessary powers to improve, stop up existing highways, construct lengths of new highway and stop up and provide replacement private means of access as required to deliver the Scheme;
3. authorise the Executive Director – Place in consultation with the Director of Governance and Compliance Services to make any amendments necessary to the contemplated Orders arising as a result of further design work or negotiations with landowners or affected parties or for any connected reasons in order to enable delivery of the Scheme.
4. Authorise the Executive Director – Place in consultation with the Director of Governance and Compliance Services to take all appropriate actions to secure the confirmation of the contemplated orders including:
 - i. authority to take all necessary action to secure the making, submission to the Secretary of State for confirmation and (if confirmed) implementation, of the Orders including the publication and service of all relevant notices and for the Director of Governance and Compliance to secure the presentation of the Council’s case at any public inquiry and the subsequent service of Notices to Treat and Notices of Entry or, as the case may be the execution of General Vesting Declarations;
 - ii. authority to negotiate and enter into agreements and undertakings with the owners of any interest in the required land under the CPO and/or the SRO (“the Orders”) and any objectors to the confirmation of the Orders setting out the terms for the withdrawal of objections to the Orders including where appropriate, the inclusion in and/or exclusion from the CPO of

- land or new rights or the amendments of the SRO and to authorise the Director of Governance and Compliance to agree, draw up, and to sign all necessary legal documents to record such agreements and undertakings;
- iii. authorise in the event that any question of compensation is referred to the Upper Tribunal (Lands Chamber) the Director of Governance and Compliance to take all necessary steps in connection with the conduct and, if appropriate, settlement of such proceedings;
 - iv. authorise the Director of Governance and Compliance Services to appoint suitable counsel to advise and represent the Council at any Public Inquiry held in respect of the Orders and to provide legal support to the team through the process;
5. authorise the Head of Estates to seek to acquire the land and rights (or extinguish the same) required for the Scheme by agreement and to instruct the Director of Governance and Compliance to negotiate and enter into the agreements necessary to complete such acquisitions.
6. authorise the Head of Estates to negotiate and approve the payment of relevant and reasonable professional fees incurred by landowners and others with compensate able interests in taking professional advice in connection with the acquisition of their interests required for the scheme and related compensation claims and also in advancing the development or implementation of the Scheme.
7. authorise entering into an agreement with Staffordshire County Council under powers in section 8 of the Highways Act 1980 facilitating the transfer of functions of Staffordshire's highway powers and duties in relation to that land which falls within the administrative boundary of Staffordshire County Council required for delivery of this scheme.

24 CHESHIRE EAST DRAFT ECONOMIC STRATEGY

Cabinet considered a report on the Council's draft Economic Strategy.

The draft Economic Strategy for 2011-2014 set out an ambition for sustainable growth and the key priorities for enabling the delivery of this,

The draft Economic Strategy would be published for public consultation for a period of 8 weeks, seeking feedback from residents, businesses, public sector partners and other non-government agencies.

RESOLVED: That Cabinet

- 1 approve the draft Economic Strategy, as outlined in Appendix A to the Report, for the basis of consultation; and
- 2 delegates authority to the Portfolio Holder for Environment and Regeneration to consider the results of the consultation, to make appropriate amendments and approve the final draft of the Economic Strategy.

25 PROPOSED EXPANSION OF PARK LANE SCHOOL, MACCLESFIELD

Cabinet considered a report on the proposed expansion of Park Lane School. Macclesfield.

A need for the Council to increase its specialist provision in the Macclesfield locality had been identified, with 39% of pupils from this area requiring specialist provision travelled outside Cheshire East, with the average journey being over an hour away.

Park Lane School had expressed an interest to expand its current provisions and the report detailed the outcome of the statutory public notice and subsequent 4 weeks statutory representation period.

RESOLVED: That Cabinet

- 1 approve the proposed expansion of Park Lane School, Macclesfield from 82 places to 122 places over a phased period; and
- 2 delegate authority to the Executive Director People to implement all actions considered necessary or expedient, with budget allocation, to procure and deliver the construction of the proposed expansion.

26 NEXT GENERATION WIDE AREA NETWORK CONTRACT

Cabinet consider a report which sought approval for the procurement of the next generation WAN services.

The current contract for the WAN ended on 21 February 2021 and an alternative supplier needed to be procured and a contract in put in place to complete the implementation of the New Generation WAN by the current contract end date.

RESOLVED: That Cabinet

- 1 agrees to the procurement of next generation wide area network services using a Crown Commercial Services Framework

- 2 delegates authority to the Executive Director Corporate Services, after consultation with the Portfolio Holder for Finance, IT and Communication, to
 - a. follow the prescribed procurement process to award a contract to a supplier for the provision of next generation wide area network services; and
 - b. enter into a contract with the successful supplier, after consultation with the Director of Governance and Compliance, and the Section 151 Officer.

27 **OUTSIDE ORGANISATIONS APPOINTMENTS 2019-2023**

Cabinet considered a report on nominations to Category 1 outside organisations.

Category 1 appointments had been allocated to Cabinet to make. These appointments were to top level strategic organisations at national, regional and local level. Details of the appointments being considered were detailed in the Schedule attached to the Report.

Appointments would be made for the duration of the Council, which was 2019-2023, although it may sometimes be necessary or desirable for them to be reviewed during that time in order to take into account changes for vacancies that may arise.

The following amendments were proposed to the Schedule attached to the Report:

- deletion of Plus Dane (Cheshire) Housing Association Ltd as there was no longer a requirement to appoint to this organisation;
- addition of Alderley Park Ltd and Alderley Park Holdings Ltd to the Schedule, with the appointment of Councillor C Browne to these organisations;
- the appointments to The Silk Heritage Trust to be Councillors B Puddicombe, L Smetham and L Braithwaite.

RESOLVED: That Cabinet

- 1 confirms it wishes to continue with the current approach to appointing to Outside Organisations, and for the causal vacancy procedure to be used in the event of changes in the mid-term period;
- 2 Alderley Park Ltd and Alderley Park Holdings Ltd be added to the Category 1 List of Outside Organisations and that Cllr Craig Browne be appointment as the Council's representative thereto until such

time as representation is reviewed following the election of the new Council in 2023;

- 3 Plus Dane (Cheshire) Housing Association Ltd be removed from the Category 1 List of Outside Organisations;
- 4 the appointments to The Silk Heritage Trust to be Councillors B Puddicombe, L Smetham and L Braithwaite;
- 5 subject to 2, 3 and 4 above, approval be given to the appointment of the representatives shown on the schedule to this report and that the appointments will subsist until such time as representation is reviewed following the election of the new Council in 2023;
- 6 the appointments take immediate effect; and
- 7 notwithstanding 1 above, the Cabinet retains the rights to review the representation on any outside organisation at any time.

28 PAYMENT SERVICES

Cabinet considered a report on the award of a contract for payment services which allowed residents to pay local taxation and other council invoices at the Post Office and local retail outlets by cash.

RESOLVED: That Cabinet

- 1 agree that the Council enter into a contract for electronic payment services with Allpay via the Procurement for Housing Framework to facilitate payment of local taxation and other council invoices; and
- 2 the Revenue Manager take all necessary actions to implement the contractual arrangement.

The meeting commenced at 2.00 pm and concluded at 3.45 pm

S Corcoran (Chairman)

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Working for a brighter future together

Cabinet

Date of Meeting: 09 July 2019

Report Title: Site Allocations and Development Policies Document – Publication Draft Plan

Portfolio Holder: Cllr Toni Fox – Planning

Senior Officer: Frank Jordan - Executive Director - Place

1. Report Summary

- 1.1. The Site Allocations and Development Policies Document (SADPD) forms the second part of the Council's Local Plan. The report seeks Cabinet approval of the Publication Draft version of the SADPD and to publish it for consultation. The Local Plan is central to achieving jobs growth and maintaining a strong local economy, protecting the environment and delivering the new homes needed for existing and future residents.

2. Recommendations

2.1. That Cabinet

- 2.1.1. consider the recommendations of the Strategic Planning Board (see paragraph 5.21 and 5.22);
- 2.1.2. subject to the consideration of any such recommendations, to approve the Publication Draft version of the Site Allocations and Development Policies Document (Appendix 1), its Sustainability Appraisal (Appendices 2 and 2a) and Habitats Regulation Assessment (Appendix 3) for public consultation, and approve and publish the draft Plan's supporting evidence base (listed in Appendix 6);
- 2.1.3. approve and publish the draft Statement of Common Ground (Appendix 8); and
- 2.1.4. authorise the Head of Strategic Planning to make any additional non-material changes to the consultation documents or supporting

information ahead of the consultation and prepare any additional explanatory information to support the consultation.

3. Reasons for Recommendations

- 3.1. To enable public consultation to take place on the Publication Draft version of the SADPD so it can progress to examination and adoption.

4. Other Options Considered

- 4.1. There is no realistic alternative to the proposed course of action. The Council has already expressed its clear intention through its Local Development Scheme and through the preparation of the SADPD to date that it intends to put in place a comprehensive set of up-to-date planning policies for the borough.

5. Background

- 5.1. The first part of the Council's Local Plan, the Local Plan Strategy (LPS), was adopted in July 2017. It set out the vision and overall spatial strategy for the borough to 2030. It includes strategic policies and allocates 'strategic sites' for development.
- 5.2. The Site Allocations and Development Policies Document (SADPD) is the second part of the Local Plan. It follows the strategic lead of the LPS and allocates additional, generally non-strategic sites for development. These additional allocations will assist in ensuring that the overall development requirements for the borough, established through the LPS, are met. The SADPD establishes specific housing and employment land figures, and safeguarded land requirements, for individual Local Service Centres and identifies sites to address these where required. Additional sites are also identified at Crewe (a Principal Town) to support continued investment by Bentley and Morning Foods, two key local employers, and at Congleton, Middlewich and Poynton (Key Service Centres) to address the expected level of development for these towns set out in the LPS. The SADPD will also set out more detailed policies to guide planning application decisions. It includes a review of policy boundaries around towns and villages to guide the location of development, and for town centres to guide investment in them. Areas that need particular protection, for example, because of their importance to biodiversity and outdoor recreation, have been updated.
- 5.3. The policies and proposals in the Publication Draft SADPD sit under the strategic policies of the Local Plan Strategy. Careful consideration has also been given to national planning policies and guidance, a variety of studies, reports, statistics and other research (see 'Supporting evidence' section below), consultation feedback received to the 2017 Issues Paper and 2018

First Draft SADPD, the involvement of key stakeholders, including town and parish councils, infrastructure providers and statutory consultees (such as the Environment Agency; Historic England; and Natural England); and recommendations from the Plan's Sustainability Appraisal and Habitats Regulations Assessment.

- 5.4. A summary of the Plan's main proposals affecting individual towns and villages is set out in Appendix 4 to this report. A full list of the proposed policies in the Plan is set out in Appendix 5.
- 5.5. Upon adoption, the SADPD, alongside the LPS, will fully replace the legacy local plans prepared by the former borough councils. The SADPD does not include minerals or waste policies or make site allocations for these uses. These matters will be addressed through a separate Minerals and Waste Development Plan Document, as a third part to the Council's Local Plan.

SADPD progress to date

- 5.6. Consultation on the SADPD Issues Paper took place for 6 weeks between February and April 2017. It was the first opportunity for residents, developers and other organisations to give their views on the scope of the SADPD and the direction that its policies should take. The Issues Paper identified a range of matters and issues that the SADPD was likely to address, and asked a series of questions to encourage feedback on them. In parallel, consultation also took place on a draft sustainability appraisal scoping report, setting out the proposed environmental, economic and social issues against which SADPD policies and proposals would be tested. The 2017 consultation also included a 'call for sites' exercise, through which landowners and developers were invited to submit sites for consideration, to inform the selection of land allocations in the SADPD.
- 5.7. A Report of Consultation, summarising the 1,478 responses to the Issues Paper was published on the Council's website in July last year.
- 5.8. The First Draft SADPD was published for consultation between 11 September and 22 October 2018. It was close to a full draft Plan with the aim that this would allow the Council to consider detailed comments about most of its intended policies and proposals to help shape the Publication Draft version of the Plan.
- 5.9. During the consultation, a further 'call for sites' took place providing a additional opportunity to submit sites that may be suitable for Gypsy, Traveller and Travelling Showpeople accommodation.

- 5.10. A Report of Consultation, summarising the representations made to the First Draft Plan was published in February this year. In total, 3,042 comments were made by 756 respondents.

Supporting evidence

- 5.11. In line with national planning policy, the policies and proposals in the Plan have been informed by a range of relevant and proportionate evidence. This evidence base would be published alongside the Publication Draft Plan. A full list of these documents is set out in Appendix 6 to this report. They are also available to view on-line at: <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/pdevidence>.

- 5.12. This evidence includes:

- Local Service Centre Spatial Distribution Disaggregation Report, which identifies an appropriate spatial distribution of development to individual Local Service Centres, disaggregating the headline figures for employment land and housing provision for LSCs as a whole in the LPS. This considers the socio-economic characteristics of these villages (or town in the case of Bollington) alongside their constraints (e.g. Green Belt and landscape designations) and opportunities (e.g. availability of sites to address development needs).
- Local Service Centre Safeguarded Land Distribution Report, explaining the approach taken towards the distribution of safeguarded land (land removed from the Green Belt to potentially meet longer-term development needs beyond the current Plan period) across the Local Service Centres in the northern part of the borough.
- 24 settlement reports, one for each Principal Town, Key Service Centre and Local Service Centre. The reports explain why particular sites have been selected as development allocations or as safeguarded land, how boundaries related to town centres have been defined, and how settlement boundaries have been updated, reflecting, for example, new development or planning permissions for schemes on the edge of settlements.
- Playing Pitch Strategy and Indoor Facilities Strategy updates to support the implementation of planning policies for sport and recreation.
- Strategic Green Gap Boundary Definition Report, establishing a detailed boundary around the broad areas designated as strategic

green gap in the LPS, to maintain the separation and identity of Crewe and its surrounding settlements

- Ecological Network Mapping, to understand how new development can contribute more effectively towards the borough's ecological network in line with national policy.
- Settlement and Infill Boundary Review, which sets out and applies a methodology to determine which smaller villages within the rural area should be identified as 'infill villages', and determine the position of the infill boundary around them.
- Landscape Character Assessment, which aims to ensure that decisions take into account the particular roles and character of different areas and recognise the intrinsic character and beauty of the countryside.
- Local Landscape Designation Review, providing robust and up to date evidence to protect the borough's highest quality locally valued landscapes
- Heritage Impact Assessments, to ensure there is a proper understanding of how the development of sites may affect heritage assets and where appropriate to identify mitigation measures to acceptably reduce any impacts.
- Gypsy and Traveller Accommodation Assessment (GTAA), providing up to date evidence of the need for permanent and transit pitches and Travelling Showpersons plots, taking into account the Government's updated national policy in 2015 which included a change to the definition of Gypsies and Travellers for planning purposes.
- Gypsy and Traveller Site Selection Report, providing the rationale for the selection of proposed Gypsy and Traveller sites.
- Housing Mix Study, providing evidence to assist in negotiating an appropriate mix of housing on proposed development schemes.
- Aircraft Noise Background Report providing an evidence base for the approach that the SADPD takes towards managing noise sensitive development in the vicinity of Manchester Airport.
- Retail Study Update, providing updated evidence about the need for further retail floorspace provision.

- Retail Impact Threshold Report, which sets local size thresholds for triggering the requirement for an impact test in cases where additional retail and other town centre floorspace is proposed on land outside of a town centre.
- Green Space Strategy Update, supporting policies that seek to protect and enhance green space provision through new development.
- Whole Plan Viability Assessment, which demonstrates that the cumulative requirements of planning policies, including the cost implications of CIL, will not undermine the deliverability of the Plan.
- Sustainability Appraisal (Appendix 2 and 2a), which builds upon the Sustainability Appraisal Scoping Report developed at the Issues Paper stage and the initial Sustainability Appraisal Report accompanying the First Draft version of the Plan. It considers the performance of draft policies and proposals against sustainability objectives, and reasonable alternatives. The preparation of a Sustainability Appraisal is a legal requirement and incorporates the requirements of the EU Strategic Environmental Assessment Directive. It also incorporates health impact assessment, rural proofing and equalities impact assessment.
- Habitats Regulations Assessment (Appendix 3), which is a statutory assessment of the Plan in terms of its potential impact on designated European sites.
- Green Belt Boundary Alterations Explanatory Note, which considers the approach to making non-strategic alterations to the Green Belt boundary. The note looks at the strategic context set through the LPS and considers the exceptional circumstances required to justify alterations to the Green Belt as well as site specific requirements including compensatory improvements to the remaining Green Belt, and the need to give first consideration to previously-developed land and sites well-served by public transport.

Policies map

- 5.13. Councils are required to prepare a policies map, setting out the spatial application of adopted local plan policies on a map base. A map booklet accompanies this report showing the spatial application of the Publication Draft SADPD policies along with LPS policies (Appendix 7). An interactive on line version of the map is also available:

<https://maps.cheshireeast.gov.uk/ce/localplan/policiesmap2019publication>

Changing circumstances during Plan preparation

- 5.14. For most local plans, if not all, circumstances will change during the course of their preparation. This is true of the SADPD and includes:
- Updated development monitoring information - For example, the first draft of the SADPD was prepared in the context of the housing supply position as at 31st March 2017. The publication version of the Plan reflects the position one year on (31st March 2018). Where allocations are proposed at Local Service Centres, consideration has also been given to any further planning permissions granted after this date.
 - Changes to national planning policy and guidance - The NPPF was first published in March 2012. It was updated in July 2018 and then further updated with more limited revisions in February 2019. The policies and proposals of the SADPD follow the strategic lead provided by the LPS, which was prepared under the 2012 NPPF. The 2019 NPPF does not represent a radical shift in policy – but rather a development and evolution of the 2012 document. Wherever appropriate the SADPD reflects the updated policy and guidance of the 2019 NPPF.

Neighbourhood Development Plans (NDPs)

- 5.15. Careful consideration has been given to and account taken of the many NDPs prepared and in preparation across the borough. The aim in developing the SADPD has been to support NDPs whilst meeting the strategic requirements of the LPS.
- 5.16. There has been a significant amount of engagement with town and parish councils at each stage of the Plan's development. This has included several rounds of informal meetings.

Duty to co-operate

- 5.17. The Council is required to co-operate with other local authorities and other bodies on strategic planning matters that cross administrative boundaries. This was clearly a key consideration in the preparation of strategic policies in the LPS. It is not considered that any new, cross-boundary strategic matters arise through the preparation of the SADPD. This is evidenced through a proposed Statement of Common Ground (Appendix 8) which

would be published alongside the Publication Draft Plan. Neighbouring authorities and other relevant statutory and non-statutory bodies would be invited to sign a final Statement of Common Ground following consultation, which would accompany the Plan when submitted for examination.

The next stage of consultation

- 5.18. The next stage of public consultation would be carried out under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Publication Draft Plan should be the version of the Plan which the Council thinks is sound and capable of adoption. Following consultation, a final decision to formally submit the Plan to the Secretary of State for independent examination would be made through a separate report to Full Council.
- 5.19. During the consultation, which must be no less than 6 weeks, representations would be invited on whether or not the Plan has met the legal requirements for its preparation and whether or not it is sound, namely that it has been positively prepared and is justified, effective and consistent with national policy. These soundness tests would be applied to non-strategic policies in a proportionate way, taking into account the extent to which they were consistent with strategic policies in the LPS. It is considered that the Plan, appended to this report, meets these tests.
- 5.20. Consultation and engagement on the Plan has been, and will continue to be, carried out in accordance with the Council's Statement of Community Involvement 2018. A Consultation Statement was prepared and published following consultation on the First Draft SADPD. This will be updated to reflect Regulation 19 consultation and submitted to the examining Inspector.

The views of Strategic Planning Board

- 5.21. The Strategic Planning Board (SPB) considered the Publication Draft SADPD and its supporting documents on 24 July 2019.

It resolved:

That for the reasons set out in the report:-

(1) Cabinet approve for consultation the Publication Draft version of the Site Allocations and Development Policies Document (Appendix 1), its Sustainability Appraisal (Appendices 2 and 2a) and Habitats Regulation Assessment (Appendix 3) for public consultation with the consultation period to commence Monday 19 August 2019 and end Sunday 13 October 2019. In addition it was recommended that the consultation process takes

fully on board engagement with the settled Gypsy and Traveller communities across the Borough in areas of proposed residential and transit sites with the purpose of community cohesion for both settled and transient Travellers/Gypsy communities

(2) Cabinet approve and publish alongside the documents listed in (i), the draft Plan's supporting evidence base (Appendix 6) and the draft Statement of Common Ground (Appendix 8).

5.22. In summary, the SPB supported the recommendations set out in paragraphs 2.1.2 and 2.1.3 of this Cabinet report, with two additional recommendations, that:

- the public consultation should commence on Monday 19th August and end on Sunday 13th October 2019 (following discussion about the first part of the consultation period falling within the holiday period and the need to extend it by two weeks, so it was eight weeks rather than six, to compensate for this); and
- the consultation process takes fully on board engagement with the settled Gypsy and Traveller communities across the Borough in areas of proposed residential and transit sites with the purpose of community cohesion for both settled and transient Travellers/Gypsy communities.

6. Implications of the Recommendations

6.1. Legal Implications

6.1.1. In accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) ('the 2004 Act'), the Council has a statutory duty to prepare planning policies and maintain an up-to-date development plan.

6.1.2. Secondary legislation relating to the preparation of development plan documents is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. The proposed consultation will be carried out in the stage of the plan-making process governed by Regulation 19. Regulation 19 requires councils to notify particular bodies and groups on the published Plan, and to ensure they are able to make representations on it.

6.1.3. In line with the requirements of Section 19 of the 2004 Act, the Council has carried out a Sustainability Appraisal of the proposals in the Plan and prepared a report of the findings of the Appraisal. The Plan has been prepared:

- in accordance with the Local Development Scheme that came into effect on 1st October 2018,
- having regard to national policies and advice, and
- in accordance with the Council's Statement of Community Involvement 2018.

6.2. Finance Implications

6.2.1. The preparation of the Publication Plan, including public consultation on it, is resourced through the existing Spatial Planning budget. The particular resources involved in carrying out public consultation comprise officer time and up to around £2000 in printing costs.

6.3. Policy Implications

6.3.1. The Local Plan is a key policy document, central to the achievement of sustainable development in Cheshire East.

6.4. Equality Implications

6.4.1. The Council has a duty under Section 149 of the Equalities Act to have due regard to the need to: eliminate discrimination; advance equality of opportunity between persons who share a "relevant protected characteristic" and persons who do not share it; foster good relations between persons who share a "relevant protected characteristic" and persons who do not share it.

6.4.2. An Equality Impact Assessment is incorporated into the integrated Sustainability Appraisal of the SADPD. This will consider how development proposals and planning policies will impact on different groups within the community.

6.5. Human Resources Implications

6.5.1. There are no new implications.

6.6. Risk Management Implications

6.6.1. A Publication Draft Plan has been prepared taking account of the need to demonstrate the Plan's legal compliance and soundness at examination.

6.6.2. Publication is an essential stage in the progression of the SADPD and a major milestone towards its completion. Currently the Council still relies for many planning decisions on detailed planning policies adopted by the former Borough Councils. These all pre-date the NPPF by some margin

– and whilst the age of a policy is not synonymous with its usefulness, as national policy evolves there is a growing risk that older policies fall out of step with current guidelines. There is hence a significant advantage in securing the timely progression of the SADPD.

6.6.3. In a similar vein, the SADPD addresses a number of contemporary policy agendas not covered within the older plans – and such policies can only be applied with full weight once the plan is adopted.

6.6.4. With these considerations in mind, there a sound rationale for progressing the SADPD without delay.

6.7. Rural Communities Implications

6.7.1. The Local Plan has implications for rural communities across a range of policies. The draft Plan has been informed by rural proofing as part of an integrated Sustainability Appraisal.

6.8. Implications for Children & Young People/ Looked After Children

6.8.1. There are a wide range of draft SADPD policies that aim to protect and enhance the health and well-being of children and young people.

6.9. Public Health Implications

6.9.1. There are a wide range of draft SADPD policies that aim to support active and healthy lifestyles. These include promoting prosperity, meeting housing needs, protecting and providing open space and recreation facilities and encouraging walking and cycling. A Health Impact Assessment is incorporated into the integrated Sustainability Appraisal of the SADPD.

7. Ward Members Affected

7.1. All Ward Members are affected.

8. Consultation & Engagement

8.1. The report seeks approval to carry out public consultation, building on the significant consultation and engagement that has already taken place in drafting the Plan.

9. Access to Information

9.1. The proposed consultation documents are appended to this report. They can also be viewed online, along with the range of supporting documents listed in Appendix 6, at: <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/pdevidence>.

10. Contact Information

10.1. Any questions relating to this report should be directed to the following officers:

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or

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Appendix 1 First Draft Site Allocations and Development Policies Document

This is included in the papers for this meeting as a separately bound document.

Appendix 2 Sustainability Appraisal

This is included in the papers for this meeting as a separately bound document.

Appendix 2a Sustainability Appraisal (Non-technical summary)

This is included in the papers for this meeting as a separately bound document.

Appendix 3 Habitats Regulations Assessment

This is included in the papers for this meeting as a separately bound document.

Appendix 4 Summary of main proposals affecting settlements

| Settlement | Tier in the settlement hierarchy | Key proposals <i>(NOTE – this table does not provide an exhaustive list of policies and proposals relevant to individual settlements.)</i> |
|--------------|----------------------------------|---|
| Macclesfield | Principal town | <ul style="list-style-type: none"> • No additional site allocations proposed • Employment allocation brought forward from Macclesfield Borough Local Plan (Site EMP2.4 ‘Hurdsfield Road’) • Town centre - updated primary shopping area and town centre boundary • Specific policy to support the future vitality and viability of Macclesfield town centre (Policy RET 11) • Updated settlement boundary |
| Crewe | Principal town | <ul style="list-style-type: none"> • Two further site allocations proposed to support investment in, and expansion of, key local employers <ul style="list-style-type: none"> ○ Site CRE 1 Land at Bentley Motors for employment purposes (to support further investment in design, research and development, engineering and production); and ○ Site CRE 2 Land off Gresty Road for B1 and B8 employment development (to support further investment by Morning Foods on land adjacent to their existing site) • Other employment allocations brought forward from Crewe and Nantwich Borough Local Plan (Site EMP2.1 ‘Western Interchange’; Site EMP 2.2 ‘Meadow Bridge’; Site EMP 2.3 ‘Land East of University Way’) • Town centre - updated primary shopping area and town centre boundary • Specific policy to support the future vitality and viability of Crewe town centre (Policy RET 10) • Updated settlement boundary • Strategic Green Gap detailed boundary defined (Policy PG 13) |
| Alsager | Key Service Centre (KSC) | <ul style="list-style-type: none"> • No further site allocations proposed • Town centre – updated primary shopping area and town centre boundary • Updated settlement boundary |
| Congleton | KSC | <ul style="list-style-type: none"> • No further housing allocations proposed • Proposed employment site allocation - Site CNG 1 Land off Alexandria Way (1.4 ha) for employment development • Town centre - updated primary shopping area and town centre boundary |

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| | | <ul style="list-style-type: none"> • Updated settlement boundary |
| Handforth | KSC | <ul style="list-style-type: none"> • No additional site allocations proposed • Employment allocations brought forward from Macclesfield Borough Local Plan (Site EMP2.5 '61MU, Handforth'; Site EMP2.6 'Land rear of Handforth Dean Retail Park') • Retail centre - updated primary shopping area and centre boundary • Updated settlement boundary |
| Knutsford | KSC | <ul style="list-style-type: none"> • One further site allocation proposed: <ul style="list-style-type: none"> ○ Site TS 1 Lorry park, off Mobberley Road, Knutsford for three Travelling Showperson plots • Town centre - updated primary shopping area and centre boundary • Updated settlement boundary |
| Middlewich | KSC | <ul style="list-style-type: none"> • Two further site allocations proposed: <ul style="list-style-type: none"> ○ Site MID 1 Land off St. Ann's Road residential-led, mixed use development including around 85 homes and town centre uses; and ○ Site MID 2 East and west of Croxton Lane Land for around 50 new homes ○ Site MID 3 Land off Centurion Way for around 75 homes • Employment allocations brought forward from Congleton Borough Local Plan (Site EMP2.7 'New Farm, Middlewich' and Site EMP2.9 'Land at British Salt, Middlewich') • Town centre - updated primary shopping area and centre boundary • Updated settlement boundary |
| Nantwich | KSC | <ul style="list-style-type: none"> • No further allocations proposed • Town centre - updated primary shopping area and centre boundary • Updated settlement boundary |
| Poynton | KSC | <ul style="list-style-type: none"> • Four further site allocations proposed: <ul style="list-style-type: none"> ○ Site PYT 1 Poynton Sports Club for around 80 new homes ○ Site PYT 2 Land north of Glastonbury Drive for sports and leisure development (10 ha) (to enable the relocation of Poynton Sports Club and development of Site PYT 1) ○ Site PYT 3 Land at Poynton High School for around 25 new homes |

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| | | <ul style="list-style-type: none"> ○ Site PYT 4 Former Vernon Infants School for around 50 new homes ● Town centre - updated primary shopping area and centre boundary ● Updated settlement boundary |
| Sandbach | KSC | <ul style="list-style-type: none"> ● No further site allocations proposed ● Town centre - updated primary shopping area and centre boundary ● Updated settlement boundary |
| Wilmslow | KSC | <ul style="list-style-type: none"> ● No further site allocations proposed ● Town centre - updated primary and secondary shopping frontages, primary shopping area and centre boundary ● Updated settlement boundary |
| Alderley Edge | Local Service Centre (LSC) | <ul style="list-style-type: none"> ● Three site allocations proposed: <ul style="list-style-type: none"> ○ Site ALD 1 Land adjacent to Jenny Heyes for around 10 new homes ○ Site ALD 2 Ryleys Farm, north of Chelford Road for around 45 new homes ○ Site ALD 4 - Land at north of Beech Road for around 35 new homes ● One area of safeguarded land proposed: <ul style="list-style-type: none"> ○ Site ALD 3 - Ryleys Farm (2.7ha) ● Local (retail) centre boundary defined ● Updated settlement boundary |
| Audlem | LSC | <ul style="list-style-type: none"> ● One site allocation proposed: <ul style="list-style-type: none"> ○ Site AUD 1 Land south of Birds Nest for around 20 new homes ● Local (retail) centre boundary defined ● Updated settlement boundary |
| Bollington | LSC | <ul style="list-style-type: none"> ● Three site allocations proposed: <ul style="list-style-type: none"> ○ Site BOL 1 Land at Henshall Road for around 40 new homes. ○ Site BOL 2 Land at Oak Lane/Greenfield Road for around 9 new homes ○ Site BOL 3 Land at Jackson Lane for around 6 new homes ● Local (retail) centre boundary defined ● Updated settlement boundary |
| Bunbury | LSC | <ul style="list-style-type: none"> ● No site allocations proposed ● No Local (retail) centre boundary defined ● Updated settlement boundary |

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|---------------|-----|--|
| Chelford | LSC | <ul style="list-style-type: none"> • One site allocation proposed <ul style="list-style-type: none"> ○ Site CFD 1 Land off Knutsford Road for around 20 new homes • One area of safeguarded land proposed: <ul style="list-style-type: none"> ○ CFD 2 - Land east of Chelford Railway Station (7.8 ha) • Local (retail) centre boundary defined • Updated settlement boundary |
| Disley | LSC | <ul style="list-style-type: none"> • One site allocation proposed <ul style="list-style-type: none"> ○ Site DIS 1 Greystones allotments for around 20 new homes • One area of safeguarded land proposed: <ul style="list-style-type: none"> ○ Site DIS 2 Land off Jackson’s Edge Road (2.43ha) • Local (retail) centre boundary defined • Updated settlement boundary |
| Goostrey | LSC | <ul style="list-style-type: none"> • No site allocations proposed • Local (retail) centre boundary defined • Updated settlement boundary |
| Haslington | LSC | <ul style="list-style-type: none"> • No site allocations proposed • Local (retail) centre boundary defined • Updated settlement boundary |
| Holmes Chapel | LSC | <ul style="list-style-type: none"> • New employment site allocation proposed: <ul style="list-style-type: none"> ○ Site HCH 1 Land east of London Road for employment development (6ha) • Employment allocation brought forward from Congleton Borough Local Plan (Site EMP2.8 ‘Land west of Manor Lane’) • Local (retail) centre boundary defined • Updated settlement boundary |
| Mobberley | LSC | <ul style="list-style-type: none"> • One site allocation proposed: <ul style="list-style-type: none"> ○ Site MOB 1 Land off Illford Way for employment-led, mixed use development incorporating 50 new homes • One area of safeguarded land proposed: <ul style="list-style-type: none"> ○ Site MOB 2 Land north of Carlisle Close (0.40ha) • Local (retail) centre boundary defined • Updated settlement boundary |
| Prestbury | LSC | <ul style="list-style-type: none"> • Two site allocations proposed: <ul style="list-style-type: none"> ○ Site PRE 1 Land south of cricket ground for around 10 new homes ○ Site PRE 2 Land south of Prestbury Lane for |

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| | | <p>around 35 new homes</p> <ul style="list-style-type: none"> • One area of safeguarded land proposed: <ul style="list-style-type: none"> ○ PRE 3 - Land off Heybridge Lane (1.21 ha) • Local (retail) centre boundary defined • Updated settlement boundary | | |
| Shavington | LSC | <ul style="list-style-type: none"> • No site allocations proposed • No Local (retail) centre boundary defined • Updated settlement boundary | | |
| Wrenbury | LSC | <ul style="list-style-type: none"> • No site allocations proposed • No Local (retail) centre boundary defined • Updated settlement boundary | | |
| Smaller rural settlements | Other Settlements and the Rural Areas (OSRA) | <p>The following smaller rural settlements are proposed as ‘infill’ villages with an infill boundary (see Policy PG10 and <i>Settlement and infill boundaries review</i> [PUB 06] in the SADPD document library)</p> <ul style="list-style-type: none"> • Acton • Adlington • Arclid • Ashley • Astbury | <ul style="list-style-type: none"> • Aston • Brereton Green • Church Minshull • Cranage • Eaton • Gawsworth • Hankelow • Hassall Green • Henbury • High Legh • Higher Hurdsfield • Higher Poynton • Hough • Langley • Lawtongate and Lawton Heath • Lyme Green | <ul style="list-style-type: none"> • Mount Pleasant • Mow Cop • Over Peover • Pickmere • Plumley • Rainow • Rode Heath • Scholar Green • Styal • Sutton • The Bank • Weston • Winterley • Wybunbury • Wychwood Village |
| Various locations | KSC and OSRA | <ul style="list-style-type: none"> • Site allocations proposed for Traveller accommodation: <ul style="list-style-type: none"> ○ Site G&T 1 Land east of Railway Cottages, Nantwich (8 permanent pitches) ○ Site G&T 2 Land at Coppenhall Moss, Crewe (7 permanent pitches) ○ Site G&T 3 New Start Park, Wettenhall Road, Nantwich (8 permanent pitches) ○ Site G&T 4 Land at Three Oakes Caravan Park, Booth Lane, Middlewich (24 permanent pitches) ○ Site G&T 5 Cledford Hall, Cledford Lane, | | |

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| | | <p>Middlewich (10 Transit pitches)</p> <ul style="list-style-type: none">○ Site G&T 6 Thimswarra Farm, Dragons Lane, Moston (2 permanent pitches)○ Site G&T 7 Land at Meadowview, Dragons Lane, Moston (4 permanent pitches)○ Site TS 1 Lorry park, off Mobberley Road, Knutsford (3 Travelling Showperson plots)○ Site TS 2 Land at Firs Farm, Brereton (10 Travelling Showperson plots) |
|--|--|--|

Appendix 5 - List of draft policies and site allocations

POLICIES

Planning for growth

- PG 8 Spatial distribution of development: local service centres
- PG 9 Settlement boundaries
- PG 10 Infill villages
- PG 11 Green Belt boundaries
- PG 12 Safeguarded land boundaries
- PG 13 Strategic green gaps boundaries
- PG 14 Local green gaps

General requirements

- GEN 1 Design principles
- GEN 2 Security at crowded places
- GEN 3 Advertisements
- GEN 4 The recovery of infrastructure costs and planning obligations reduced on viability grounds
- GEN 5 Aerodrome safeguarding
- GEN 6 Airport public safety zone

Natural environment, climate change and resources

- ENV 1 Ecological network
- ENV 2 Ecological implementation
- ENV 3 Landscape character
- ENV 4 River corridors
- ENV 5 Landscaping
- ENV 6 Trees, hedgerows and woodland implementation
- ENV 7 Climate change mitigation and adaptation
- ENV 8 District heating network priority areas
- ENV 9 Wind energy
- ENV 10 Solar energy
- ENV 11 Proposals for battery energy storage systems
- ENV 12 Air quality
- ENV 13 Aircraft noise
- ENV 14 Light pollution
- ENV 15 New development and existing uses
- ENV 16 Surface water management and flood risk
- ENV 17 Protecting water resources

The historic environment

- HER 1 Heritage assets
- HER 2 Heritage at risk

- HER 3 Conservation areas
- HER 4 Listed buildings
- HER 5 Historic parks and gardens
- HER 6 Historic battlefields
- HER 7 Non-designated heritage assets
- HER 8 Archaeology
- HER 9 World heritage site

Rural issues

- RUR 1 New buildings for agriculture and forestry
- RUR 2 Farm diversification
- RUR 3 Agricultural and forestry workers dwellings
- RUR 4 Essential rural worker occupancy conditions
- RUR 5 Best and most versatile agricultural land
- RUR 6 Outdoor sport, leisure and recreation outside of settlement boundaries
- RUR 7 Equestrian development outside of settlement boundaries
- RUR 8 Visitor accommodation outside of settlement boundaries
- RUR 9 Caravan and camping sites
- RUR 10 Employment development in the open countryside
- RUR 11 Extensions and alterations to buildings outside of settlement boundaries
- RUR 12 Residential curtilages outside of settlement boundaries
- RUR 13 Replacement buildings outside of settlement boundaries
- RUR 14 Re-use of rural buildings for residential use

Employment and economy

- EMP 1 Strategic employment areas
- EMP 2 Employment allocations

Housing

- HOU 1 Housing mix
- HOU 2 Specialist housing provision
- HOU 3 Self and custom build dwellings
- HOU 4 Houses in multiple occupation
- HOU 5 Gypsy, Traveller and Travelling Showpersons provision
- HOU 6 Accessibility, space and wheelchair housing standards
- HOU 7 Subdivision of dwellings
- HOU 8 Backland development
- HOU 9 Extensions and alterations
- HOU 10 Amenity
- HOU 11 Residential standards
- HOU 12 Housing density
- HOU 13 Housing delivery
- HOU 14 Small and medium-sized sites

Town centres and retail

- RET 1 Retail hierarchy
- RET 2 Planning for retail needs
- RET 3 Sequential and impact tests
- RET 4 Shop fronts and security
- RET 5 Restaurants, cafés, pubs and hot food takeaways
- RET 6 Neighbourhood parades of shops
- RET 7 Supporting the vitality of town and retail centres
- RET 8 Residential accommodation in the town centre
- RET 9 Environmental improvements, public realm and design in town centres
- RET 10 Crewe town centre
- RET 11 Macclesfield town centre and environs

Transport and infrastructure

- INF 1 Cycleways, bridleways and footpaths
- INF 2 Public car parks
- INF 3 Highway safety and access
- INF 4 Manchester Airport
- INF 5 Off-airport car parking
- INF 6 Protection of existing and proposed infrastructure
- INF 7 Hazardous installations
- INF 8 Telecommunications infrastructure
- INF 9 Utilities
- INF 10 Canals and mooring facilities

Recreation and community facilities

- REC 1 Green/open space protection
- REC 2 Indoor sport and recreation implementation
- REC 3 Green space implementation
- REC 4 Day nurseries
- REC 5 Community facilities

SITE ALLOCATIONS

Crewe

- CRE 1 Land at Bentley Motors
- CRE 2 Land off Gresty Road

Congleton

- CNG 1 Land off Alexandria Way

Middlewich

- MID 1 Land off St. Ann's Road

- MID 2 East and west of Croxton Lane
- MID 3 Centurion Way

Poynton

- PYT 1 Poynton Sports Club
- PYT 2 Land north of Glastonbury Drive
- PYT 3 Land at Poynton High School
- PYT 4 Former Vernon Infants School

Alderley Edge

- ALD 1 Land adjacent to Jenny Heyes
- ALD 2 Ryleys Farm, north of Chelford Road
- ALD 4 Land north of Beech Road

Audlem

- AUD 1 Land south of Birds Nest

Bollington

- BOL 1 Land at Henshall Road
- BOL 2 Land at Oak Lane/Greenfield Road
- BOL 3 Land at Jackson Lane

Chelford

- CFD 1 Land off Knutsford Road

Disley

- DIS 1 Greystones allotments

Holmes Chapel

- HCH 1 Land east of London Road

Mobberley

- MOB 1 Land off Ilford Way

Prestbury

- PRE 1 Land south of cricket ground
- PRE 2 Land south of Prestbury Lane

Gypsies and Travellers

- G&T 1 Land east of Railway Cottages, Nantwich
- G&T 2 Land at Coppenhall Moss, Crewe

- G&T 3 New Start Park, Wettenhall Road, Nantwich
- G&T 4 Three Oakes Site, Booth Lane, Middlewich
- G&T 5 Cledford Hall, Cledford Lane, Middlewich
- G&T 6 Land at Thimswarra Farm, Moston
- G&T 7 Land at Meadowview, Moston

Travelling Showpeople

- TS 1 Lorry park, off Mobberley Road, Knutsford
- TS 2 Land at Firs Farm, Brereton

Safeguarded Land

- ALD 3 Ryleys Farm (safeguarded) (Alderley Edge)
- CFD 2 Land east of Chelford Railway Station (Chelford)
- DIS 2 Land off Jacksons Edge Road (Disley)
- MOB 2 Land north of Carlisle Close (Mobberley)
- PRE 3 Land off Heybridge Lane (Prestbury)

Appendix 6 – List of documents published in connection with the Publication Draft SADPD

- Publication Draft Site Allocations and Development Policies Document (2019, Cheshire East Council) [PUB 01]
- Draft adopted policies map (2019, Cheshire East Council) [PUB 02]
- Publication Draft SADPD Sustainability Appraisal (2019, Cheshire East Council) [PUB 03]
- Publication Draft SADPD Sustainability Appraisal Non-technical Summary (2019, Cheshire East Council) [PUB 03a]
- Habitats Regulations Assessment: Site Allocations and Development Policies Document (2019, JBA Consulting) [PUB 04]
- Local Service Centres Spatial Distribution Disaggregation Report (2019, Cheshire East Council) [PUB 05]
- Settlement and Infill Boundaries Review (2019, Cheshire East Council) [PUB 06]
- Site Selection Methodology Report (2019, Cheshire East Council) [PUB 07]
- Strategic Green Gaps Boundary Definition Review (2019, Cheshire East Council) [PUB 08]
- Ecological Network for Cheshire East (2017, Total Environment) [PUB 09]
- Cheshire East Landscape Character Assessment (2018, LUC) [PUB 10]
- Cheshire East Local Landscape Designation Review (2018, LUC) [PUB 11]
- Employment Allocations Review (2019, Cheshire East Council) [PUB 12]
- Cheshire East, Cheshire West and Chester, Halton and Warrington Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2018, Opinion Research Services) [PUB 13]
- Gypsy, Traveller and Travelling Showpeople Site Selection Report (2019, Cheshire East Council) [PUB 14]
- Aircraft Noise Policy Background Report (2019, Jacobs) [PUB 15]
- Threshold Policy for Main Town Centres Uses Impact Test: Evidence and Justification Report (2017, WYG) [PUB 16]
- Cheshire East Retail Study Update (2018, WYG) [PUB 17]
- Green Space Strategy Update (2019, Cheshire East Council) [PUB 18]
- Cheshire East Playing Pitch Strategy and Action Plan (2019, Knight, Kavanagh & Page) [PUB 19]
- Playing Pitch Strategy Assessment Report Update (2019, Knight, Kavanagh & Page) [PUB 19a]
- Cheshire East Indoor Built Facilities Strategy (2017, Knight, Kavanagh & Page) [PUB 20]
- Indoor Built Facilities Strategy Progress and Evidence Review (2019, Cheshire East Council) [PUB 20a]
- Alderley Edge Settlement Report (2019, Cheshire East Council) [PUB 21]

- Alsager Settlement Report (2019, Cheshire East Council) [PUB 22]
- Audlem Settlement Report (2019, Cheshire East Council) [PUB 23]
- Bollington Settlement Report (2019, Cheshire East Council) [PUB 24]
- Bunbury Settlement Report (2019, Cheshire East Council) [PUB 25]
- Chelford Settlement Report (2019, Cheshire East Council) [PUB 26]
- Congleton Settlement Report (2019, Cheshire East Council) [PUB 27]
- Crewe Settlement Report (2019, Cheshire East Council) [PUB 28]
- Disley Settlement Report (2019, Cheshire East Council) [PUB 29]
- Goostrey Settlement Report (2019, Cheshire East Council) [PUB 30]
- Handforth Settlement Report (2019, Cheshire East Council) [PUB 31]
- Haslington Settlement Report (2019, Cheshire East Council) [PUB 32]
- Holmes Chapel Settlement Report (2019, Cheshire East Council) [PUB 33]
- Knutsford Settlement Report (2019, Cheshire East Council) [PUB 34]
- Macclesfield Settlement Report (2019, Cheshire East Council) [PUB 35]
- Middlewich Settlement Report (2019, Cheshire East Council) [PUB 36]
- Mobberley Settlement Report (2019, Cheshire East Council) [PUB 37]
- Nantwich Settlement Report (2019, Cheshire East Council) [PUB 38]
- Poynton Settlement Report (2019, Cheshire East Council) [PUB 39]
- Prestbury Settlement Report (2019, Cheshire East Council) [PUB 40]
- Sandbach Settlement Report (2019, Cheshire East Council) [PUB 41]
- Shavington Settlement Report (2019, Cheshire East Council) [PUB 42]
- Wilmslow Settlement Report (2019, Cheshire East Council) [PUB 43]
- Wrenbury Settlement Report (2019, Cheshire East Council) [PUB 44]
- Call for Sites Report (2019, Cheshire East Council) [PUB 45]
- Other Settlements and Rural Areas Report (2019, Cheshire East Council) [PUB 46]
- The Approach Towards Housing Supply Flexibility (2019, Cheshire East Council) [PUB 47]
- Heritage Impact Assessments of Sites in Local Plan Site Selection (2019, Hinchliffe Heritage) [PUB 48]
- Cheshire East Residential Mix Assessment (2019, Opinion Research Services) [PUB 49]
- Note on Local Service Centres and Primary and Secondary School Capacity (2019, Cheshire East Council) [PUB 50]
- SADPD Duty to Co-operate Statement of Common Ground (2019, Cheshire East Council) [PUB 51]
- Local Plan Site Allocations and Development Policies Viability Assessment (2019, HDH Planning and Development) [PUB 52]
- Local Service Centres Safeguarded Land Distribution Report (2019, Cheshire East Council) [PUB 53]
- Local Plan Monitoring Framework (2019, Cheshire East Council) [PUB 54]

- Green Infrastructure Assessment of Cheshire East (2018, The Mersey Forest) [PUB 55]
- Green Belt Boundary Alterations Explanatory Note (2019, Cheshire East Council) [PUB 56]
- Nationally Described Space Standards (2019, Cheshire East Council) [PUB 57]
- The Approach to Small Sites (2019, Cheshire East Council) [PUB 58]

Appendix 7 – Draft Adopted Policies Map (Publication Draft SADPD version), July 2019

This document, showing the location of proposed allocations and designations arising from the Publication Draft SADPD, is included in the papers for this meeting as a separately bound document. An on-line, interactive draft policies map showing the allocations and designations arising from Publication Draft SADPD policies is also available to view at:

<https://maps.cheshireeast.gov.uk/ce/localplan/policiesmap2019publication>

Appendix 8 Duty to Co-operate Draft Statement of Common Ground

This is included in the papers for this meeting as a separately bound document.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

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